

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, OCTOBER 7, 2004**

UNAPPROVED
October 13, 2004

PRESENT: Walter L. Alcorn, Commissioner At-Large
Frank A. de la Fe, Hunter Mill District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District

ABSENT: John R. Byers, Mount Vernon District
Janet R. Hall, Mason District
Nancy Hopkins, Dranesville District
Laurie Frost Wilson, Commissioner At-Large

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER DECISION ONLY ON PCA C-448-31, FDPA-C-448-31-02-01, AND SE 2004-LE-015, PCC-VAN DORN LLC, TO A DATE CERTAIN OF OCTOBER 14, 2004, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Harsel not present for the vote; Commissioners Byers, Hall, Hopkins, and Wilson absent from the meeting.

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Commissioner Lusk MOVED THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON SE 2003-LE-028, SE 2003-LE-029, AND SE 2003-LE-031, SILVIO DIANA, TO A DATE CERTAIN OF NOVEMBER 18, 2004.

Commissioner Lawrence seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Byers, Hall, Hopkins, and Wilson absent from the meeting.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. S04-CW-1CP - OUT-OF-TURN PLAN AMENDMENT
(CHESAPEAKE BAY LANGUAGE UPDATE)
2. S04-CW-2CP - OUT-OF-TURN PLAN AMENDMENT
(HOUSING UPDATE)
3. S04-CW-4CP – OUT-OF-TURN PLAN AMENDMENT
(HOUSING – NEIGHBORHOOD IMPACT)
4. SEA 80-P-078-13 - INOVA HEALTH CARE SERVICES

The order was accepted without objection.

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S04-CW-1CP - OUT-OF-TURN PLAN AMENDMENT – To revise information, objectives, policies and recommendations addressing water quality and associated issues related to the Virginia's Chesapeake Bay Preservation Act and Chesapeake Bay Preservation Area Designation and Management Regulations which may be contained in various sections within all volumes of the 2003 edition of the Comprehensive Plan for Fairfax County, VA, consisting of the Area I, Area II, Area III and Area IV Plans and the Policy Plan, as subsequently amended. The addition of a Chesapeake Bay Supplement to the Plan will also be considered. Changes to the Comprehensive Plan map may be considered. The proposed amendment may be modified through the public hearing process. COUNTYWIDE. PUBLIC HEARING.

Noel Kaplan, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the proposed Plan amendment.

Mr. Kaplan responded to Commissioner Alcorn's request for a summary of changes to the existing policy.

Chairman Murphy called for speakers from the audience and recited rules for testimony before the Commission.

Glenda Booth, 7708 Tauxemaryont Road, Alexandria, representing Fairfax County Wetlands Board, expressed her support of the amendment but said further preservation actions needed to be taken.

Commissioner de la Fe commented that the Park Authority had obtained a great deal of land specifically for preservation.

Grant Hauber, 6629 Tucker Lane, McLean, expressed concern about the definition of the resource protection area and interfaces between watersheds and residential areas.

Commissioner Alcorn informed Mr. Hauber that his concerns had been addressed in previous changes to the Chesapeake Bay Ordinance. Commissioner Alcorn also offered a course of action Mr. Hauber could take regarding the loss of his property due to the floodplain.

Commissioner Lawrence suggested to Mr. Hauber that he contact his District Supervisor regarding the Countywide watershed management program.

There being no further speakers, Chairman Murphy called on Mr. Kaplan for closing comments but he declined.

Commissioner Alcorn commented that he would be deferring a decision on this matter to allow time for the Northern Virginia Building Industry Association to comment and also because language may need to be added to clarify issues related to the Chesapeake Bay Ordinances.

There were no further comments or questions from the Commission, and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Alcorn for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON OUT-OF-TURN PLAN AMENDMENT S04-CW-1CP, CHESAPEAKE BAY LANGUAGE UPDATE, TO A DATE CERTAIN OF NOVEMBER 4, 2004.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Byers, Hall, Hopkins, and Wilson absent from the meeting.

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S04-CW-2CP –OUT-OF-TURN PLAN AMENDMENT - To update the Assisted Housing tables and related text found in each Planning District section. The Amendment will consider editorial changes to reflect current

assisted housing project names, types and figures, and adding new definitions to the Plan Glossary. COUNTYWIDE. PUBLIC HEARING.

Lindsay Mason, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the proposed Plan amendment.

Commissioner Harsel requested clarification of the column heading names in the Assisted Housing table to which Ms. Mason and Fred Selden, PD, DPZ, responded.

Kay Robertson, Department of Housing and Community Development, responded to Commissioner Harsel's question regarding the existence and location of the listed housing projects.

There being no speakers, Chairman Murphy called for comments or questions from Commission and staff.

Commissioner Alcorn mentioned that these changes were editorial in nature and there would be more substantial changes to the Policy Plan in the future.

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S04-CW-2CP AS RECOMMENDED IN THE STAFF REPORT.

Commissioners de la Fe and Lusk seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Byers, Hall, Hopkins, and Wilson absent from the meeting.

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S04-CW-4CP- OUT-OF-TURN PLAN AMENDMENT - To revise the descriptions of Community Improvement and Conservation Areas found throughout the Plan. The Amendment will consider updating the text to reflect completed projects, expiration of one Conservation Area designation, and Area boundary changes. Each of the Plan Amendments also proposes corrections of typographical, punctuation, and grammatical errors. COUNTYWIDE. PUBLIC HEARING.

Lindsay Mason, Planning Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the proposed Plan Amendment

Chairman Murphy called for speakers from the audience, but received no response. There were no comments or questions from the Commission and staff had no closing remarks; therefore,

Chairman Murphy closed the public hearing and recognized Commissioner Alcorn for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Alcorn MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF OUT-OF-TURN PLAN AMENDMENT S04-CW-4CP.

Commissioner Lusk seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Byers, Hall, Hopkins, and Wilson absent from the meeting.

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SEA 80-P-078-13 - INOVA HEALTH CARE SERVICES - Appl. under Sect. 3-1204 of the Zoning Ordinance to amend SE 80-P-078 previously approved for a medical care facility to permit building additions; additional signage and site modifications. Located at 3300 Gallows Rd. on approx. 58.9 ac. of land zoned R-12. Tax Map 49-3 ((1)) 136C, 136C1 and 59-2 ((1)) 1A pt., 1B pt., 1C pt., 1D and 1E. PROVIDENCE DISTRICT. PUBLIC HEARING.

Susan Yantis, land use planner with Walsh, Colucci, Lubeley, Emrich & Terpak, P.C., reaffirmed the affidavit dated September 17, 2004. There were no disclosures by Commission members.

Lindsay Shulenberger, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Yantis said the applicant's proposal included several building and site modifications to the Fairfax Hospital campus. She explained that the primary goal was to permit the development of the education center to provide education for medical students and residents from several local universities and colleges. She pointed out that the state of the art technology and laboratories would be a benefit to the County and the region. Ms. Yantis noted that the application was in conformance with the Comprehensive Plan and had staff's recommendation of approval. She added that the applicant was in agreement with the development conditions presented by staff.

Ms. Yantis responded to a question from Commissioner Lawrence about lighting of the monument sign, available age-restricted parking, and revising the development condition for the TDM Program to periodically monitor the transportation strategies after the initial 15 percent traffic reduction is met.

Ms. Shulenberger noted her agreement to continue to work on these issues.

Commissioner Hart forwarded comments from Commissioner Wilson, who was not able to be present for the hearing, regarding the parking, the delivery areas, and the emergency room entrance.

Ms. Yantis commented that the hospital had security personnel to monitor the emergency room entrance.

Chairman called for speakers from the audience, but received no response. The Commission had no further comments or questions and staff had no closing remarks; therefore, Chairman Murphy closed the public hearing and recognized Commissioner Lawrence for action on this case. (A verbatim excerpt is in the date file.)

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Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA 80-P-078-13, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 30, 2004, AS AMENDED.

Commissioners Lusk and Hart seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Byers, Hall, Hopkins, and Wilson absent from the meeting.

Chairman Murphy and Commissioner Harsel commented on the services provided by Inova.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF TRANSITIONAL SCREENING AND A WAIVER OF BARRIER REQUIREMENTS IN FAVOR OF THAT SHOWN ON THE SEA PLAT, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 30, 2004, AS AMENDED.

Commissioners Lusk and Hart seconded the motion carried unanimously with Commissioner Koch not present for the vote; Commissioners Byers, Hall, Hopkins, and Wilson absent from the meeting.

Commissioner Lawrence MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A REAFFIRMATION OF A WAIVER OF THE TRAIL REQUIREMENT ALONG GALLOWS ROAD IN FAVOR OF THE TRAIL AND SIDEWALK SHOWN ON THE SEA PLAT, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED SEPTEMBER 30, 2004, AS AMENDED.

Commissioners Lusk and Hart seconded the motion carried unanimously with Commissioner Koch not present for the vote; Commissioners Byers, Hall, Hopkins, and Wilson absent from the meeting.

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The meeting was adjourned at 9:14 p.m.

Peter F. Murphy, Jr., Chairman

Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Susan M. Donovan

Approved on:

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission